

**AMCProLease - [Lease Entry Form]**

File Edit Tools Help

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### Lease Information

Property ID:	AMC 12	Property Name:	Magnolia Towers	Lease Status:	ACT
Lease ID:	LASSEMA00	DBA Name:	Asset Management Consultants, Inc.	Lease Type:	NET
Tenant ID:	TASSEMA00	Legal Name:	Asset Management Consultants, Inc.		

Suites	12	Project:	AMC	Total Building SF:	100,000	Minimum Rent
Suite Edit		Region:	East	Billable Parking Spaces:	0	Recurring Charges
		Portfolio:	AMC 12	Tenant ProRata Share:	2.45	Percentage Rent

### Lease Term Dates

Execution Date:	11/24/98	Rent Start Date:	12/1/98	Sublet From:	
Begin Date:	12/1/98	Expiration Date:	11/30/03	Sublease Level:	
Occupancy Date:	12/1/98	Vacate Date:		NAICS Type:	
Lease Term In Months:		60		NAICS Designation:	

Minimum Rent
Recurring Charges
Percentage Rent
Non-Financial
Contacts
Lease Issues
Renewal Options
Security Deposits
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Full Ser

Record 1 of 1 Who Modified Me? Index Lease Dataset: Daniel

Ready FLTR

fig. 1

AMCProLease - [Project Data Entry Form]

File Edit Tools Help

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### Space Information

Property ID:	AMC 12	Space Number:	1	Useable Sq. Ft.:	6500
Lease ID:	LASSEMA00	Suite Number:	12	Min. Useable:	6500
Type:	Office	Space Start Date:		Rentable Sq. Ft.:	6500
Floor:	1	Space End Date:		Min. Rentable:	6500
Class:	NEW	Sublet To: _____			
		Sublease Start Date: _____		Sublease End Date: _____	

### Landlord Costs

Landlord Improvement Allowance:	\$0.00	Inside Commissions Amount:	\$0.00
Tenant Improvement Excess:	\$0.00	Outside Commissions Broker:	
Moving Allowances:	\$0.00	Outside Commissions Amount:	\$0.00
		Outside Commissions Agent:	

Landlord Costs Notes:

Record 1 of 1

Dataset: Daniel

Ready

Fig. 2

Back

Save

Change Suite

### Minimum Rental

Property ID: P12SUM

Suite Number: 0170

Base Rental Type: BRT

Lease ID: LTHRICAD00

Square Footage: 2182

Payment Type: Monthly

Current Rental: \$1,454.67

Lease Term Type: Lease Year

Lease Term Defined: On LCD

#### Future Rental Activity

Eff Date	Monthly	Annual	Per Sq. Ft.
9/1/97	\$1,454.67	\$17,456.00	\$8.00

#### Consumer Price Index

CPI Table:

Frequency:

CPI Floor:

CPI Cap:

Review Type:

Comment:

#### Min. Rental Notes:

Fig. 3

<div> <div>Back</div> <div>New</div> <div>Save</div> <div>Change Suite</div> </div>			
<b>Recurring Charges</b>			
Property ID:	P12SUM	Suite Number:	0170
Lease ID:	LTHRICA00	Square Footage:	2182
		Category:	RRM
		Recovery Calc. Type:	Pro Rata
Current Amount:	\$130.98		
Admin Fee:	Silent	Base Amount:	\$0.00
Mgmt Fee:	Included	Payment Type:	Monthly
Cap X:	Silent	Cap Amount:	\$0.00
Major Tenants:	Included	Cap Percent:	0.00%
Description of Major T's:		CPI Table:	
		Frequency:	
		CPI Floor:	
		CPI Cap:	
		Comment:	
		Review Type:	
<b>Future Activity</b>			
Eff Date	Monthly	Annual	Per Sq. Ft.
<div> <div>▶</div> <div></div> </div>			
<div>Notes:</div> <div></div>			

Fig. 4

ADM	Admin Fee
AMF	Asset Management Fee
ANT	Antenna/Comm
ATM	ATM
BRC	
CAM	Common Area Maintenance
CPI	CPI Office
CRN	Contra - Base Rent Office
ECY	Office OPEX (Base Year)
ELC	Electrical Reimbursement
EMF	Off. Mgmt. Fee / Base Year
EOT	Off. Tax / Base Year
GAR	Garbage
<b>HVAC</b>	
INS	Insurance
INT	Interest
JAN	Janitorial
KIO	Carts/Kiosks
MGM	Management Fee
MGT	Management Fee
MISC	Misc.
OTA	Overtime Air Charge
OTH	Other Reimbursement
PKD	Parking - Daily
PKG	Parking - Monthly
PKX	Parking Tax - Washington State
REM	Recovery - Office Mgmt. Fee
REO	Recovery - Office OPEX
RET	Recovery - Office Tax
SGN	Signage
SIG	Signage/Advertising
SPI	Storage CPI
SRT	Security
STE	Steam Reimbursement
SUB	Sublease Profits
TAX	Tax
TIR	TI Amortized Rent
UTL	Utilities
VEN	Vending
WTR	Water & Sewer

Fig. 5

## Percentage Rental

Property ID:	P12SUM	Suite Number:	0170	Lease Y/E Month:		Lease Year Defined:	
Lease ID:	LTHRICAD00	Square Footage:	2182	Paid In Month:		Billing Cycle:	

Percent Rent Type:

Natural Breakpoint:

Partial Year Incl.:

Interim Report Due:  Within:

Annual Report Due Within:

### Breakpoint Changes

Percentage	Above
0.00%	\$0.00

Effective Date	Amount
----------------	--------

**% Rent Notes:**

Fig. 6

AMCProLease - [Document Indexing]

File Edit Tools Help

Lease: Asset Management Consultants, Inc. Link Document

Lease Save Lease Document Indexed Original Remove Index ID: Add

AMC Office Towers  
Lease Agreement  
Between  
AMC Regional Partnership  
a North Carolina limited liability company  
and  
Asset Management Consultants, Inc.  
Dated 7/27/99

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1.2 Lease Year	1
1.3 Common Areas	1

Filename: LASSETMA01.rtf

Formatting

Ready

Fig. 7

AMCProLease - [Non-Financial Entry Form]

File Edit Tools Help

Back New Save Original Values Asset LASSETMA01 Property ID: Asset Lease ID: LASSETMA01

Non-Financial (Legal) Information

Type: Assign/Sublease Status: ACT Future Conditions: TEXT Edit

Notes:

11.1 Tenant shall not sell, assign, or otherwise transfer this Lease, or sublet the Premises or any part thereof (all of the foregoing collectively referred to as a "Transfer") without the prior written consent of Landlord, which consent Landlord may grant or withhold in its sole and absolute discretion.

11.2 Voting Control

11.3 Dissolution of Partnership

Assign/Sublease Continuous Use Exclusives Exhibits Go Dark Holdover Landlord Entry

Detail Print

ASSIGN/SUBLEASE

SECTION 11  
TRANSFERS, ASSIGNMENT AND SUBLETTING

11.1 Assignment and Subletting. Tenant shall not, either voluntarily or by operation of law, sell, assign, hypothecate or otherwise transfer this Lease, or sublet the Premises or any part thereof (all of the foregoing collectively referred to as a "Transfer") without the prior written consent of Landlord, which consent Landlord may grant or withhold in its sole and absolute discretion. Landlord and Tenant acknowledge and agree that the foregoing restriction on Transfer has been freely negotiated by the parties hereto and that Landlord would not have entered into this Lease without Tenant's consent to the terms of this paragraph. Any attempted Transfer shall be void ab initio and Tenant shall remain primarily liable on this Lease and shall not be released from performing any of the terms, covenants and conditions of this Lease.

11.2 Voting Control. If Tenant is a corporation and if the person or persons who own a majority of its voting shares at the time of execution hereof cease to own a majority of such shares at any time hereafter, except as a result of transfers by gift, bequest or inheritance, Tenant shall promptly so notify Landlord thereof, and whether or not Tenant has notified Landlord thereof, Landlord may terminate this Lease by notice to Tenant effective ninety (90) days from the date of such notice from Tenant or the date on which

Ready

Fig. 8

Back	New	Save	Original Values	Property Id:	Lease ID:
			P12MON LALERMED00	P12MON	LALERMED00
<b>Non-Financial (Legal) Information</b>					
Type:	Status:		44		
CNT - Assign/Sublease	ACT				
Notes:	Future Condition:		Edit		
T shall pay to LL a reasonable and standard processing fee and shall pay LL's reasonable attorneys' fees incurred in connection with LL's review of any requested assignment or sublease.					
			CNT - Assign/Sublease Holdover PER - Tenant Use REC - Recapture REL - Relocation/LL SGN - Signage/Restrict TRM - Termination/LL		

Fig. 9



Back	New	Save	Original Values	Property ID: P12MON	Lease ID: LALERMED00
P12MON LALERMED00					
<b>Contacts for Lease</b>					
All Tenant Billing Broker	Contact Type:	Billing			
	Contact Name:	ALERE MEDICAL CORPORATION			
	Address Line One:	120 MONTGOMERY STREET			
	Address Line Two:	SUITE 750			
	City:	SAN FRANCISCO	State:	CA	Zip Code:
	Billing Contact:	ACCOUNTS PAYABLE			
	Phone Number:				
	Fax Number:				
	Web Address:				

Fig. 10

Lease Issues

Property ID: Albemarle Lease ID: LEII/AM01

Lease Issue Notes:

According to the rent roll dated 12/3/99, the lease expiration date is 10/31/02.  
According the lease, however, the lease expiration date is 7/31/02 (the lease commencement date is 8/1/99 and the term is 3 years). The lease was abstracted with an expiration date of 7/31/02.

Record: 1 of 1 (Filtered)

Fig. 11

Back New Save

## Renewal Option Detail

<b>Property ID:</b> P12MON <b>Lease ID:</b> LALUMRE00	<b>Type:</b> Option <b>Notice:</b> 270 days <b>Term:</b> 5 years	<b>Option Start Date:</b> 3/17/02 <b>Option End Date:</b> 3/16/07
<b>Status:</b> ACT <b>Future Condition:</b> MKT		<b>Exercise Start Date:</b> 3/17/01 <b>Exercise End Date:</b> 6/20/01
<b>Initial Min. Rent:</b>		<b>LL Notify Start Date:</b> <b>Respond End Date:</b>

**Option Rental Dates:**

EffDate	Monthly	Annual
[REDACTED]		

**Comments:** Ending Rental PSF

Ending Monthly Rental - \$21.34 PSF  
Market Rate

Fig. 12

Back Save Property ID: P12MON Lease ID: LCARLDE00

### Security Deposits

Form of Deposit 1:	SEC	Form of Deposit 2:	
Deposit Status Code 1:	RCD	Deposit Status Code 2:	
Security Amount 1:	\$29,922.82	Security Amount 2:	\$0.00

Security Deposit Notes:

Fig. 13

Back Save

Property ID: P12MON Lease ID: LALUMRE00

### Late Fees/Estoppel

Late Fee Terms: NET

Late Fee Notes:

2% of the overdue amount, plus interest at a rate equal to the lesser of (i) Citibank's prime rate + 4% or (ii) the maximum lawful rate of interest.

Estoppel Required: Yes

Estoppel Notes:

Fig. 14